



# County of Los Angeles **CHIEF EXECUTIVE OFFICE**

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**WILLIAM T FUJIOKA**  
Chief Executive Officer

February 19, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
JAKE KUREDJIAN PARK NEW RESTROOM BUILDING PROJECT  
AWARD CONSTRUCTION CONTRACT  
SPECS. 6828; C.P. 69578  
(FIFTH DISTRICT) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that SBS Corporation is the apparent Lowest Responsive and Responsible Bidder, and award a construction contract to SBS Corporation in the amount of \$364,235 for the Jake Kuredjian Park New Restroom Building project, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by the Department of Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.
2. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable contract and bid documents, whether the contractor has satisfied the above conditions for contract award; subject to such determinations, authorize the Director of Public Works to execute the construction contract with SBS Corporation, in the form previously approved by County Counsel; and to establish the effective contract date.

Board of Supervisors  
**GLORIA MOLINA**  
First District

**YVONNE B. BURKE**  
Second District

**ZEV YAROSLAVSKY**  
Third District

**DON KNABE**  
Fourth District

**MICHAEL D. ANTONOVICH**  
Fifth District

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow the Department of Public Works (Public Works) to proceed with construction of the Jake Kuredjian Park New Restroom Building project.

On October 9, 2007, your Board adopted plans and specifications and authorized advertising for construction bids for the project. On November 6, 2007, eight bids were received. SBS Corporation, with a total bid of \$366,535 (inclusive of \$2,300 for development of a baseline construction schedule), is the apparent Lowest Responsive and Responsible Bidder. We are recommending that your Board award the construction contract to SBS Corporation, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor. The bid results are summarized in Attachment B.

The project consists of construction of a new 650-square-foot men's and women's concrete block restroom facility, with security lighting, drinking fountain, storage area, and continuous concrete walkway leading to the new facility. The walkway is an Americans with Disabilities Act compliant accessible path of travel between the handicap stall in the existing parking lot and the new restroom facility.

### **Sustainable Design Program**

The new restroom building is designed for long-term durability and ease of maintenance. Stainless steel plumbing fixtures are specified for maximum durability, ease of maintenance, and water efficiency complying with the Federal 1992 Energy Policy Act requirements. The project also supports your Board's Sustainable Design Program. The building will be naturally ventilated, and the walls include glass block windows to provide day lighting.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Fiscal Responsibility (Goal 4) and Children and Families' Well-Being (Goal 5) by investing in public infrastructure that will enhance activities that promote good health and social and emotional well-being.

### **FISCAL IMPACT/FINANCING**

The recommended construction contract cost with SBS Corporation is \$364,235. In addition, \$54,000 has been allocated for change orders and \$2,300 has been included in the construction budget for the baseline construction schedule and project funding has been reallocated to cover material testing inspection and printing services with no net impact on the overall project.

The total project cost, including plans and specifications, jurisdictional reviews, construction, consultant services, and County services, is currently estimated at \$635,000 and is funded by Park In-Lieu Fee (Quimby) funds. The Project Schedule and Budget Summary are included in Attachment A.

One percent of SBS Corporation's contract amount and the cost of Public Works' design services will be allocated from the project budget to the Civic Art Special Fund.

### **Operating Budget Impact**

Following the completion of the project, the Department of Parks and Recreation (Parks and Recreation) will work with the Chief Executive Office to determine the appropriate level of associated maintenance and operation cost increases and will request funding as required.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Applicable law, including the State Public Contract Code, requires that when the County exercises its discretion to award a construction contract, the County award to the Lowest Responsive and Responsible Bidder, which refers to the firm that: 1) submits the bid with the lowest cost; 2) is deemed by the County to be "responsive" to specific criteria under the solicitation, including, but not limited to, licensure, bonding, and insurance requirements; and 3) is determined by the County to be a "responsible" bidder by exhibiting the capability, capacity, experience, trustworthiness, and financial wherewithal to perform the work required under the bid solicitation.

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration of contract award, SBS Corporation has attested to its willingness to

consider Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) program participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

SBS Corporation has shown full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

#### **ENVIRONMENTAL DOCUMENTATION**

On October 9, 2007, your Board found this project to be categorically exempt under the California Environmental Quality Act (CEQA).

#### **CONTRACTING PROCESS**

On October 9, 2007, your Board adopted the plans and specifications and authorized advertising for bids. As indicated in the previous Board letter, an independent estimate placed the project's estimated construction contract cost at \$410,000. On November 6, 2007, eight bids were received for the project. SBS Corporation, with a total bid of \$366,535, was the apparent Lowest Responsive and Responsible Bidder, meeting the criteria adopted by your Board. The bid results are summarized in Attachment B.

On October 9, 2007, your Board authorized Public Works to execute a consultant services agreement with the apparent Lowest Responsive and Responsible Bidder to prepare a baseline construction schedule for a \$2,300 not-to-exceed fee. As specified in the project specifications, the payment of \$2,300 will be deducted from the overall construction contract bid.

SBS Corporation's Community Business Enterprises participation data and 3-year contracting history with the County are on file with Public Works.

The Honorable Board of Supervisors  
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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The project specifications require the contractor to coordinate its construction schedule with the daily functions and activities of the park facility to minimize disruption of services and to maintain access to the park area during construction. It is anticipated that the project will begin construction in March 2008 and be completed by August 2008.

The completed project will allow Parks and Recreation to support its recreational activities and provide facilities in response to community needs. In addition, the improved facilities and amenities will contribute to a safer and healthier environment for both passive and programmed park activities.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office (Capital Projects Division), one to Parks and Recreation, and one to Public Works (Project Management Division I).

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DLW:DL  
JSE:DJT:AG:z

Attachments (2)

c: Arts Commission  
County Counsel  
Office of Affirmative Action Compliance (Ozie Smith)  
Department of Public Social Services (GAIN/GROW Program)

February 19, 2008

**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS:  
JAKE KUREDJIAN PARK NEW RESTROOM BUILDING PROJECT  
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**I. SCHEDULE**

<b>Scheduled Project Activity</b>	<b>Completion Date</b>
Construction Documents	06/2007*
Jurisdictional Approvals	08/2007*
Construction Contract Award	02/2008
Construction Start	03/2008
Substantial Completion	08/2008
Final Acceptance	09/2008

\* Actual completion date.

**II. PROJECT BUDGET SUMMARY**

<b>Budget Category</b>	<b>Board-Approved Project Budget</b>	<b>Impact of this action</b>	<b>Revised Project Budget</b>
Land Acquisition	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 0*	\$ 0	\$ 0*
Jurisdictional Reviews	\$ 8,000	\$ (5,000)	\$ 3,000
Construction			
Construction Contract	\$410,000**	\$(43,465)	\$366,535**
Change Order Allowance	60,748	(6,748)	54,000
Utility Connection Fees	0	19,000	19,000
Subtotal	\$470,748	\$(31,213)	\$439,535
Civic Art	\$ 0	\$ 4,000	\$ 4,000
Equipment	\$ 0	\$ 0	\$ 0
Other Consultant Services	\$ 0	\$ 27,213	\$ 27,213
Miscellaneous Expenditures	\$ 0	\$ 5,000	\$ 5,000
County Services	\$156,252*	\$ 0	\$156,252*
<b>TOTAL</b>	<b>\$635,000</b>	<b>\$ 0</b>	<b>\$635,000</b>

\* Plans and specifications were prepared by Public Works' in-house staff. The corresponding design fee of \$44,895 is included in County Services.

\*\* Includes \$2,300 consultant agreement for baseline construction schedule.

February 19, 2008

**ATTACHMENT B**

**DEPARTMENT OF PUBLIC WORKS:  
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The project consists of construction of a new 650-square-foot men's and women's concrete block restroom facility, with security lighting, drinking fountain, storage area, and continuous concrete driveway leading to the new facility.

Bid Opening Date: November 6, 2007

Bid Summary:

<u>Bidder:</u>	<u>Total Bid</u>
SBS Corporation	\$366,535
Tobo Construction	\$397,000
Malibu Pacific	\$467,764
Simgel Company, Inc.	\$524,260
Spec Construction Company, Inc.	\$563,888
AM Classic	\$593,000
Y&M Construction	\$648,210
Facility Operations Plus	\$669,000